

Industrial

UNITS 2 & 3 | STADIUM INDUSTRIAL ESTATE

Poets Green, Luton, LU4 0JF



UNITS 2 & 3 | 17,259 SQ FT

Units 2 & 3 comprise a combined 17,259 sq ft of modern warehouse accommodation

Units 2 & 3 comprise a combined 17,259 sq ft of modern warehouse accommodation, offering a flexible layout suitable for industrial, manufacturing or logistics uses. The units provide roller shutter access, secure enclosed loading areas, three phase power, and two storey office accommodation, with internal eaves heights of approximately 6 m to 6.8 m. Units can be occupied together or separately, offering flexibility to suit operational requirements.

Situated on Cradock Road on the Luton and Dunstable border, the estate benefits from excellent transport connections, located less than one mile from M1 Junction 11 and close to the A505 and A5 M1 Link Road. Luton Train Station is approximately 3.5 miles away and London Luton Airport around 7 miles, making the units well positioned for regional and national occupiers.

Service/maintenance charges and insurance payable for this unit are to be confirmed.



Lease Type

New

Unit Summary

- Office Accommodation
- Eaves height of 6.8m
- Secure yard
- 3 Phase Power
- Roller Shutter Door
- Refurbished Unit

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£176,904.75	£10.25
Rates	£29,184.00	£1.69
Maintenance Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£206,088.75	£11.94

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Situated in Luton, just 2 miles from Junction 11 of the M1, Stadium Industrial Estate provides direct access to London, Milton Keynes, and the national motorway network.

-  Road
M1: 2 miles
-  Airport
London Luton Airport: 5 miles
-  Rail
Leagrave Station: 1 mile

Additional Information


Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (72)

Key Contact



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Asset Manager

"Emily is an Asset Manager based in the South."

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